

DOUGLAS COUNTY, NV
RPTT:\$1579.50 Rec:\$40.00
\$1,619.50 Pgs=3 2021-968098
05/26/2021 10:27 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-07-001-015
File No: 143-2622555 (mk)
R.P.T.T.: \$1,579.50

When Recorded Mail To: Mail Tax Statements To:
Renaissance Ranch LLC., a Nevada limited liability company
4760 Peninsula Point Dr
Seaside, CA 93955

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MIGUEL LEONIS AND TERESA A, LEONIS, TRUSTEES OF THE MIGUEL AND TERESA LEONIS FAMILY TRUST DATED JULY 11, 2000 AND TO THE HEIRS AND ASSIGNS OF SUCH FOREVER

do(es) hereby *GRANT, BARGAIN and SELL* to

Renaissance Ranch LLC., a Nevada limited liability company

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6 AND NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 3B AS SHOWN ON PARCEL MAP LDA 03-065 FOR LEONIS FAMILY TRUST, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 19, 2005 IN BOOK 905, PAGE 6450 AS INSTRUMENT NO. 655351, OFFICIAL RECORDS.

PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AS SHOWN AND DELINEATED ON SAID MAP.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

Miguel Leonis and Teresa A. Leonis, Trustees of
the Miguel and Teresa Lenois Family Trust dated
July 11, 2000

Teresa A. Leonis
Teresa A. Leonis, Trustee

Miguel Leonis
Miguel Leonis, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on May 18, 2021 by
Miguel Leonis and Teresa A. Leonis, Trustees

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2622555.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-07-001-015
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$405,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$405,000.00
- d) Real Property Transfer Tax Due \$1,579.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Miguel Leonis and Teresa A. Leonis, Trustees of the Miguel

Print Name: and Teresa Lenois Fam

Address: P.O. Box 933

City: Minden

State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Renaissance Ranch LLC., a Nevada limited liability

Print Name: company

Address: 4760 Peninsula Point Dr

City: Seaside

State: CA Zip: 93955

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Print Name: Company

File Number: 143-2622555 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)